

**18 Falstaff House  
Bardolph Road  
Richmond  
TW9 2LH**



**993 Sq ft (92 Sq m) approx.**

**QUALITY SELF CONTAINED OFFICES**

**FOR SALE/TO LET**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

## Location

The property is situated just off the Lower Mortlake Road (A316) close to the junction with the B353 Manor Road. The building is conveniently located within close proximity to Mortlake, North Sheen and Richmond stations. Richmond station provides both underground (District line) and mainline services. Richmond town centre is within walking distance offering a wide variety of shops and restaurants.

## Description

The available accommodation is self-contained with stairs to the first floor of this popular mixed commercial and residential scheme. The property benefits from a good specification including integrated comfort cooling and heating, double glazing, LG3 lighting and perimeter trunking. The unit has its own WC and kitchenette.

## Accommodation

Floor	Sq Ft	Sq M
First	993	92
<b>Total</b>	<b>993</b>	<b>92</b>

## Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the virtual freehold can be purchased.

## Price/Rent

Upon application.

## Rates

The suite has a rateable value of £17,750 which gives rates payable of approximately £8,857.25 per annum.

All interested parties are advised to check this information with the Valuation Office Agency.

## Service Charge

The service charge equates to approximately £2400 per annum. Further information upon request.

## Energy Performance Certificate

C59.

## Legal Costs

Each party to bear their own legal costs.

## Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**For further information please contact joint sole agents:**

**Michael Rogers LLP**

Niall Christian – 020 8332 4591

[niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Joshua Thompson- 07599 107005

[joshua.thompson@michaelrogers.co.uk](mailto:joshua.thompson@michaelrogers.co.uk)

Subject to Contract November 2024

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

**Regulated by RICS**